



ADDENDUM #1
RFP # FY 2012-2013-CRA003
PREQUALIFICATION OF FIRMS
FOR AFFORDABLE HOUSING

Below find questions and answers for above subject RFP.

Question # 1:

Is part of this pre-qualification for the contractors who just want to do the site-work for the housing. We don't actually build vertically; just ground down: i.e.-water, utilities, grading, paving sidewalks, gutter and curbing.

Answer:

The City enters into a contractual arrangement with the awarded prime contractor only and this contractor must meet the City's qualifications.

Question # 2:

Will the CG have the option to choose a sub to do work, or will they be the Sole GC on the job?

Answer:

Yes, the GC can choose their subs as part of their project team. However, as stipulated in the RFP, the project team will be evaluated based on their experience in this type of project.

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Question # 3:

Will you please clarify the requirements for when the project must start, as stated in Section I, Purpose of RFP Introduction/Information, on pg. 5 of 62? Are firms expected to get the building permits within 45 days of notification of the award, or within 90 days of notification?

Answer:

Selected firm(s) will be required to obtain building permits within 45 days of notice to proceed (NTP). Construction will be expected to begin immediately thereafter.

Question # 4:

Will firms be reimbursed for construction costs?

Answer:

Yes, but selected firms must have financial capacity to begin construction. Reimbursements will be made every 30 days, based on submitted draw requests, and only verifiable costs (items inspected by City's inspectors) will be reimbursed.

Question # 5:

If construction costs will be reimbursed, what costs are considered eligible for reimbursement? What is ineligible?

Answer:

See response to question #4.

Question # 6:

Habitat Broward serves as the developer and lender in all of our projects. Will we be able to keep the mortgage income from the sales of the homes, or is the expectation to return it to the HBCRA?

Answer:

That is a possibility. This scenario will be based upon evaluation of the proposal.

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Question # 7:

With regard to verifiable references to verify government and firm experience:

- a. May we use the same reference to verify government and firm experience, or would you prefer 10 different references?
- b. We recently acquired and renovated 14 foreclosed single family homes in the cities of Sunrise and North Lauderdale. We have before and after photos of the completed work, but no elevations as they were not an NSP requirement. Will you accept photos instead of elevations in cases such as these?
- c. Are we required to use the reference form provided on pg. 32 of the RFP? If so, it contains additional questions at the bottom of the page (e.g., delivery time, payment terms, years in business) that are not previously listed in the reference requirements.

Answer:

- a. Same references are acceptable.
- b. No, elevations are necessary to evaluate the proposed models of new homes that are being proposed.
- c. Yes.

Question # 8:

Four of the 12 sites shown on Exhibit 1 of the RFP do not appear to meet the minimum square footage requirement to build a single family home on the lot (5,000). What is the HBCRA's expectation as to how these sites are to be developed if they are too small for a single family home?

Answer:

All lots have been determined to be of adequate size. Proposed models should be appropriate for lot size. HBCRA will determine if changes to any of the sites are required once proposals are received.

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Question #9:

Are we to limit our responses to Section XII, Item #4: Minimum Qualification Requirements to a single sheet of letter-sized paper, with attachments such as single family home models, etc.?

Answer:

Yes.

Question #10:

Section XII contains two different #5's (General Requirements and License to practice in Florida & Broward County). Which heading is to be used when responding to question #5?

Answer:

Responses should be titled so that the Evaluation Committee may easily find the information. For example: XII, Submission of Proposals, 5. License to Practice in Florida and Broward County.

Question #11:

Does the HBCRA have any idea as to when the notification of awards will be sent to the selected developer(s)?

Answer:

The specific schedule is difficult to establish at this point, as it depends on the number of proposals received and their content. Ideally the HBCRA would like to commence this project **no later than** the end of May 2013.

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ADDENDUM # 1**

Bidders are required to acknowledge receipt of this Addendum #1 by completing page below, signing and returning with the proposal submittal. Failure to do so may cause the firm's response to be considered irregular and subject to rejection.

I ACKNOWLEDGE RECEIPT OF ADDENDUM #1:

Company	
Name	
Title	
Signature	
Date	

Sincerely,



Andrea Lues, Director
General Services/Purchasing Department